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**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT DEPARTMENT**

*Creating Solutions for Our Future*

Joshua Cummings, Director

## **CR-4 Smokehouses Code Amendment**

Thurston County  
Planning Commission Draft

November 4, 2020

Development Code Docket # CR-4 - Johnson Smokehouse Special Use (Chapter 20.54) is a citizen request by Gary Cooper of Local Planning Solutions to add commercial smokehouses as a special use in rural zoning districts. This document is comprised of two (2) chapters that will incorporate Commercial Smokehouse code language into Thurston County's Title 20 Zoning Code.

Chapters:                   20.03 – Structure, Interpretations and Definitions  
                                  20.54 – Special Use\*

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Staff Comments:      *Italics*

Proposed Changes:     Underlined  
Unaffected Omitted Text: ...

### **Chapter 20.03 – STRUCTURE, INTERPRETATIONS AND DEFINITIONS**

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20.03.040 – Definitions.

...

127.5 Smokehouse, Commercial means a wholesale facility that flavors, browns, cooks, or preserves cured food products by exposing them to smoke from burning or smoldering material, usually wood).

...

### **Chapter 20.54 – SPECIAL USE\***

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20.54.065 – Applications for essential public facilities.

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Table 1

Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

USE	R 1/ 2 0	R 1/ 1 0	R R 1/ 5	R R 1 5	U R 1 5	R L 1 2	R L 1 1	R L 2 1	R 3 — 6/ 1	R 4 — 1 6/ 1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M GS A <sup>2</sup>	L T A	N A	L T F	P P	M R	A O D	M EI
<u>40.5</u> <u>Smokehouse, Commercial</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>						<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>									

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20.54.070 – Use-Specific standards.

The following standards apply to specific special uses and are in addition to those established in other sections of this chapter. The zoning districts in which a special use is authorized are identified in Table 1.

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40.5 Smokehouse, Commercial

- a. Minimum lot size – two acres;
- b. Maximum building size – eight thousand square feet;
- c. Maximum coverage by hard surfaces – eighty-five percent (also see Chapter 20.07);
- d. Open space – fifteen percent;
- e. Landscaping as required by Section 20.45.040;
- f. Parking as required by Section 20.44.030 (1)(f)(i) – warehouse and wholesale;
- g. No off-site signage is permitted;

- h. No outside storage of equipment or materials shall be permitted unless screened or fenced so as to not be visible from streets and neighboring properties;
- i. Permitted secondary uses – single family residential.